

LEASE AGREEMENT

1. Tenant, Premises, and Terms. _____

("Tenant") agrees to rent the dwelling located at _____ ("Premises"). The lease shall begin on the _____ day of _____, 20_____, and shall continue until the _____ day of _____, 20_____, after which time this Lease Agreement shall become a month to month agreement unless this Lease Agreement is renewed for a specified period of time. If Tenant, with consent of Landlord/Manager, takes possession of the Premises prior to the commencement date of this Lease Agreement, Tenant shall be subject to all the provisions and conditions herein, and shall pay rent at the monthly rate prescribed for the first month of the term, prorated on the basis of a thirty (30) day month.

2. Manager. A property management company contractually represents the interests of the Owner of the Premises ("Landlord"). All rents and fees shall be payable to the property management company, and all communications shall only be through the property management company. The property management company for the Premises ("Manager") and contact information are as follows:

**Perfection Realty, LLC
Attn: Matt Steinhauser
1235 Lake Plaza Dr., Suite 118
Colorado Springs, CO 80906
719-650-0529 ph
800-650-0731 fx
Matt@ThePerfectRealty.com**

3. Rent Amount. The amount of the rent shall be \$_____ per month, due in advance on the first day of each calendar month, prior to 5:00 PM, without notice. A five (5) day grace period for payment of rent is applicable. If payment in full is not received by the fifth of the month, Tenant agrees to pay a late fee of \$50.00, and an additional \$10 per day thereafter until paid in full. Excuses for nonpayment shall not be accepted, regardless of the circumstances. Failure to pay rent when due may result in immediate termination of this Lease Agreement, eviction, and collection.

4. Tenants. The Premises shall be used only as living quarters for the following persons. Written permission must be received from Manager/Landlord in the event additional adults wish to occupy the Premises. Additional rent will likely be charged if authorization is granted.

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

(§ 4 continued on next page)

Tenant's Initials

Landlord's Initials

Name _____ Relationship _____ Age _____

5. Security Deposit. Prior to the occupancy of the Premises, Tenant shall deposit with Manager/Landlord the sum of \$_____ as security deposit, the primary function of which is to secure the performance of the Lease Agreement for the Premises or any part thereof, and that such deposit shall not constitute pre-paid rent. In the event of sale of the Premises and/or change of management thereof, Tenant hereby agrees that the security deposit custody may be transferred to the succeeding Manager/Landlord where current Manager/Landlord is released from any and all liability for the security deposit. Tenant understands that no part of the security deposit shall be used as payment of the monthly rent. After expiration of this Lease Agreement and any extension thereof, if Tenant has completely performed the Lease Agreement obligations, then the security deposit less move-out charges, shall be returned to the Tenant within sixty (60) days after termination of the Lease Agreement. A written accounting for the retention of any portion of the security deposit shall be provided to Tenant. Tenant acknowledges that the security deposit shall be held in a bank escrow account designated for refundable security deposits, and no interest shall be paid to the Tenant.

6. Holding Deposit. The security deposit as stated in § 5 shall also be the deposit for holding the Premises until the lease term commences. If Tenant decides not to occupy the Premises for any reason, the holding deposit shall be forfeited in full to the Manager/Landlord. If Tenant occupies the Premises upon commencement of the lease term, then the holding deposit shall convert to the security deposit as stated in § 5.

7. Forms of Payment. Security deposit and first month's rent must be paid with cashier's checks, money orders, cash, or direct bank transfers. Personal checks and credit cards shall not be accepted. After first month's rent, payments must be made by military allotment, bank auto-pay, or direct account deposit. If payment is returned unpaid for any reason, cashier's checks, money orders, cash, or direct bank transfers shall be required for all future rent payments and fees. Credit/Debit cards are not accepted at this time. No change is available from Manager/Landlord; overpayment will be applied towards outstanding amounts or future payments, in that order. If payment is returned unpaid for any reason, Tenant agrees to pay a fee of \$50.00 in addition to late fees as stated in § 3.

8. Rent Payment. Rents shall be credited as paid only when actually received by the Manager/Landlord. Payments sent via the mail are done so at the sender's own risk. To avoid the risk of lost payments, rents may be hand delivered to Manager/Landlord as stated in § 2 or taken directly to a Chase Bank for deposit into Manager's operating account (account information will be provided by Manager, if requested). If payment is mailed, it is recommended that it be mailed at least five days early to allow for any delay in delivery. If payment is lost in the mail or is not signed, it has not been paid.

Tenant's Initials

Landlord's Initials

9. Pets. No more than _____ pet(s), including visitors, are permitted on the Premises at one time (tropical fish are excluded). If pets are permitted, they must be listed, and by listing them full liability for damages and injuries they might cause to both property and people is the Tenant's responsibility. Any pets not listed below found at the Premises during the tenancy may be cause for termination of this Lease Agreement and forfeiture of all security and pet deposits, in addition to actual damages and costs. If it is determined that there were unauthorized pet(s) at the Premises, Tenant shall relinquish all security and pet deposits, in addition to actual damages and costs. The refundable pet deposit is \$_____. Pet deposits shall be treated the same as security deposits in § 5.

Name _____ Type _____ Breed _____ Weight _____

Sex (M/F) _____ Neutered/Spayed (yes or no) _____ Age _____ Indoor/Outdoor _____

Name _____ Type _____ Breed _____ Weight _____

Sex (M/F) _____ Neutered/Spayed (yes or no) _____ Age _____ Indoor/Outdoor _____

Name _____ Type _____ Breed _____ Weight _____

Sex (M/F) _____ Neutered/Spayed (yes or no) _____ Age _____ Indoor/Outdoor _____

Tenant specifically understands and agrees:

- A. That pet(s) must not have been attacked-trained or known to be vicious or a vicious breed or have a history of biting people or animals or causing property damage.
- B. That all pets are maintained so as not to cause annoyance and irritation to others.
- C. That all pet waste shall be removed and disposed promptly and properly.
- D. That any change in pet status after the commencement of this Lease Agreement (other than the elimination of a pet) must be approved in advance of the change, in writing, by Manager/Landlord.
- E. Tenant is solely responsible for any and all damage or loss to the Premises caused by pets.

10. Garage Remotes and Codes. _____ garage door remotes are provided. Replacement fee for a missing or damaged remote is \$65. Garage door code is _____. Tenant shall notify Manager/Landlord of any change in the garage door code.

11. Cleaning. The Premises shall be returned after the tenancy per the Move-Out Checklist that shall be provided upon receipt of the 30-day notice to terminate this Lease Agreement. Alternatively, the Move-Out Checklist is available online at www.MattsProperties.com. The carpets and interior have been professionally cleaned prior to this lease term. Upon termination of this Lease Agreement, Manager/Landlord shall arrange for all carpeted areas and the interior to be professionally cleaned at the Tenant's expense after the Tenant has vacated the Premises. Costs of all mandatory cleaning shall be deducted from the Tenant's security deposit. Carpet cleaning costs depend on the amount of carpet

Tenant's Initials

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to be cleaned and the cleanliness of the carpet, but a reasonable rate shall be charged with no markup from Manager/Landlord. Interior cleaning costs shall be charged at a normal rate of \$250. If the Premises is left particularly dirty, then Manager/Landlord reserves the right to increase the interior cleaning costs accordingly. Tenant shall keep Premises specifically tidy and clean the thirty (30) days before the termination of this Lease Agreement so that Manager/Landlord may show the Premises to prospective renters or purchasers.

12. Tenant Obligations. Tenant acknowledges that certain obligations are required, and therefore Tenant agrees to:

- A. Insure that nothing is done which may place the Manager/Landlord in violation of the applicable building, housing, occupational, zoning, health codes, laws, or neighborhood covenants.
- B. Keep the Premises clean and sanitary, remove garbage and trash before they can attract pests, and keep sidewalks and driveway free of snow, ice, and debris.
- C. Maintain and operate all electrical, plumbing, sanitary, heating and cooling, mechanical, ventilating systems, appliances, and other equipment properly, safely, and reasonably.
- D. Repair or replace damage, at Tenant's sole expense, to the electrical, plumbing, sanitary, heating and cooling, mechanical, ventilating systems, appliances, floors, ceilings, walls, doors, windows, and other equipment and materials whenever damage to such items are the result of Tenant's misuse, waste, or neglect, or that of Tenant's family, friends, guests, or visitors.
- E. Assure that the Premises is safeguarded against damage, loss, removal, or theft, and maintained as required to keep it in good working order.
- F. Conduct yourself (and all family, friends, guests and visitors conduct themselves) in a manner which shall avoid disturbing others.
- G. Grant access at any time for protection of the Premises, and upon reasonable notice for routine visits, inspecting, repairing, or showing the Premises. If showing, Manager/Landlord will ask permission for "same day" showings; Manager/Landlord will simply give notice for "next day" showings. The Premises may be shown even if Tenant is not present, any day from 9am to 7pm. If Tenant impedes showings after granting permission for "same day" showings or impedes "next day" showings in any way, a \$100 charge, per request, shall be assessed. Tenant allows Manager/Landlord to place a "For Sale" or "For Rent" sign upon the Premises at any time within the last sixty (60) days of this lease term. Tenant authorizes the Manager/Landlord to enter the Premises for purposes of serving legal notices any time the rent has not been received and is overdue, or the Lease Agreement has been terminated, and for protecting the Manager/Landlord's interests.
- H. Pay the agreed upon rent and charges promptly including any pet, additional occupants, and bad check or late fees when requested by Manager/Landlord.

13. Utilities. Tenant is responsible for payment of all utilities, garbage, water, sewer, gas, telephone, cable, or any other personally incurred charges, and shall transfer all utilities to Tenant's name within three (3) days of occupying the Premises. Tenant shall be subject to a fee of \$25 per day plus the expense of the utilities if utilities are not transferred to Tenant within three (3) days of occupying the Premises. Trash disposal service must be utilized by Tenant on a weekly basis (reasonable leave-of-absences excepted). Trash dumpster(s) are to be stored out of view from the street.

14. Delivery of Possession. If Tenant is unable to enter into and occupy the Premises at the date stated in § 1 because the Premises are not ready for occupancy or if, by reason of the holding-over of a previous occupant, possession is delayed, the Manager/Landlord shall not be liable in damages during such period of such delays.

15. Termination. Tenant shall notify Manager/Landlord of their intent to terminate this Lease Agreement in writing at least thirty (30) days prior to expiration of this Lease Agreement and prior to the first of the month. Failure to provide written notice shall result in the charges as stated in § 16. Partial rents are not acceptable if Tenant vacates the Premises prior to the end of the month. The lease term terminates on the 28th day of the final month to allow the Premises to be repaired and cleaned for the next tenant or purchaser. The Premises must be completely vacated on or before the 28th day of the final month. Should the Tenant continue to occupy the Premises after the effective date of termination, the Tenant shall be considered as "holding over" and Tenant herein agrees to pay rent in the amount of \$150 per day until Tenant properly vacates the Premises. Tenant is responsible for utility costs until the final day of the month that the Premises is vacated or a new tenant assumes possession of the Premises, whichever occurs first. If the Manager/Landlord is not extending or renewing this Lease Agreement, a thirty (30) day written notice shall be given to Tenant prior to the expiration of this Lease Agreement and prior to the first of the month.

16. Early Termination. The Servicemember's Civil Relief Act (SCRA) pertaining to military transfers are in effect. If the Tenant terminates this Lease Agreement for any reason (other than by SCRA) prior to the expiration date stated in § 1, they shall be liable for the following costs:

- A. The normal monthly rent until the Premises is re-rented.
- B. All advertising costs incurred to re-rent the Premises.
- C. A Lease Agreement breakage fee of \$950.00 which shall be paid to Manager in certified funds before the Premises is vacated.
- D. All utilities until the Premises is re-rented.
- E. Any other additional charges incurred to get the Premises repaired, cleaned, and re-rented.

17. Abandonments. Written notice with provision for timely rent payment is required if there shall be an intended absence from the Premises by Tenant. If at any time during the term of this Lease Agreement, Tenant abandons the Premises, Manager/Landlord may immediately enter the Premises by any means without liability to Tenant for damages and may re-rent the Premises, for the whole or any portion of the unexpired term, and may collect all rent payable by virtue of such re-renting, and hold Tenant liable for any difference between the rent that would have been payable under this Lease Agreement during the balance of the unexpired term if this Lease Agreement would had continued in force, and the net rent for such period realized by Landlord by means of such re-renting. The charges in § 16 shall apply if Tenant abandons the Premises. Manager/Landlord may also dispose of any of Tenant's abandoned personal property as Manager/Landlord deems appropriate, without liability to Tenant. Manager/Landlord is authorized to consider that Tenant has abandoned the Premises if Tenant removed substantially all of Tenant's furnishings from the Premises, if the Premises is left unoccupied for fifteen (15) days while rent is due and unpaid, or if it would otherwise be reasonable for Manager/Landlord to assume under the circumstances that the Tenant has abandoned the Premises.

18. Insurance. During the term of this Lease Agreement, Tenant shall be responsible for insuring Tenant's contents of the Premises. Landlord shall carry casualty insurance insuring the Premises, but not the Tenant's contents thereof. The Tenant also agrees to make a diligent effort to report any hazardous conditions to the Manager/Landlord in writing as soon as they are discovered to enable them to be remedied at once.

19. Protecting the Premises. Any removal of the Manager/Landlord's property without express written permission shall constitute default in terms of this Lease Agreement and may be construed by the Manager/Landlord as voluntary termination without notice by the Tenant. The Manager/Landlord shall have the option of accepting the return of the property as full liquidated damages for said unauthorized removal, or of filing formal criminal charges for theft and unlawful conversion against the Tenant. The Tenant hereby agrees to return said possessions to the Manager/Landlord in the same condition received unless a formal report of failure has been made and the Manager/Landlord has removed the items(s). The Tenant agrees to keep the dwelling locked when Tenant is absent to protect all property.

20. Inspections. Tenant shall be given a Property Inspection Report upon occupancy of the Premises. The Property Inspection Report allows the Tenant to document defects of the Premises and establish the initial condition of the Premises according to the Tenant. The Manager/Landlord agrees as part of this Lease Agreement to have all functional defects repaired. Authorized repairs as needed shall be scheduled as soon as possible. Tenants are encouraged to report everything on or about the Premises requiring repair. The Manager/Landlord shall normally not repair any cosmetic or non-functional items such as carpets, blemishes, chipped sinks, etc., nor do any painting inside or out; however, by adding these items to the Property Inspection Report, the Tenant shall have provided clear evidence as to the condition of the Premises upon occupancy. Thus the inspection should include all items on the Premises, including exterior and interior. It is the responsibility of the Tenant to return the Property Inspection Report to the Manager/Landlord within seven (7) days from the date of occupancy. Failure to return the Property Inspection Report to the Manager/Landlord within seven (7) days from the date of occupancy may result in the Tenant being charged for any undocumented damage to the Premises at the expiration of this Lease Agreement. Manager/Landlord shall conduct routine inspections of the exterior and interior approximately every six months. Tenant must make requested repairs from the inspections within one month, or sooner if requested. Reporting of any sign of property-damaging insects or vermin should be conducted by the Tenant at any time.

21. Maintenance. All minor maintenance and repairs, such as changing light bulbs, furnace filters, and batteries, and unclogging toilets, sinks, showers, and tubs, are the responsibility of the Tenant. In the event professional assistance is needed, contact the Manager/Landlord, rather than risking damage to the property or causing injury to the Tenant. Tenant must allow reasonable time and access for any maintenance or repair items. The Manager/Landlord must approve all repairs costing more than \$50.00 in advance unless it is a bonafide emergency or a repair resulting from Tenant's misuse, waste, or neglect. All repairs conducted by Tenant must be of same quality or like-kind as existing. All other repairs completed without authorization of Manager/Landlord shall be the responsibility of the Tenant for payment. Tenant shall not deduct the expense of maintenance or repair items from the rent payment unless specifically approved by Manager/Landlord.

22. Painting and Signs. Tenant agrees that no signs shall be placed or painting conducted on or about the Premises without the prior written consent of Manager/Landlord.

23. Sprinklers. Tenant shall not interfere with the water sprinkler system, if applicable. If Tenant intentionally reduces or eliminates the watering of the lawn, trees, or shrubs, then a fee of \$250 or full cost of landscaping repair, whichever is greatest, shall be imposed on Tenant. Tenant shall notify landlord immediately if Tenant notices the sprinkler system is malfunctioning.

24. Parking. Parking spaces are provided to the Tenant. Tenant agrees that no vehicles shall be parked on the unpaved areas of the property and specifically authorizes the Manager/Landlord to have any such vehicles removed and stored at the Tenant's expense.

25. Locks. If locks require replacing, Tenant shall contact Manager/Landlord who shall have the locks replaced after authorization. The Manager/Landlord shall be given duplicate keys to any locks authorized to be installed. No additional locks shall be installed without permission of the Manager/Landlord and installation shall be at the Tenant's expense.

26. Landscaping. Cutting of the grass, removing weeds, pruning of the bushes/trees, and general landscaping maintenance is Tenant's responsibility. Tenant should physically pull or use a weed-killing spray to remove weeds from all grassy, dirt, rocked, or mulched areas. A non-grass-killing spray should be used if on grassy areas. A fee of \$100.00 per occurrence shall be imposed on Tenant if Manager/Landlord must conduct the general landscaping maintenance after Manager/Landlord gives notice that the landscaping maintenance needs to be conducted. A five day grace period is applicable to give Tenant time to conduct the landscaping maintenance after Manager/Landlord gives notice.

27. Smoking. Smoking of any kind is not permitted inside the dwelling, including the garage or basement, at any time. Tenant shall be fully liable for any damage, including but not limited to, burns and odors resulting from smoking. Smoking inside the dwelling shall constitute a default under this Lease Agreement and Tenant shall forfeit all security deposits, in addition to actual damages and costs.

28. Assignment and Subleasing. Assignment of any portion of this Lease Agreement, or subleasing the Premises without first obtaining written permission of the Manager/Landlord, shall result in termination. Covenants contained in this Lease Agreement, once breached, cannot afterwards be performed and unlawful detainer proceedings may be commenced without further notice to remove the Tenant from the Premises.

29. Untenantability. In the event the Premises are rendered totally un-tenantable by fire or other casualty, or in the event the building of which the demised Premises are a part (whether or not the demised Premises are affected) is so injured or destroyed that the Manager/Landlord shall, within a reasonable time, determine not to rebuild, then this Lease Agreement shall terminate and the rent provided herein shall be paid to the date of such termination. If the Premises is partially destroyed

or injured by fire or other casualty, not arising from the fault or negligence of the Tenant, Manager/Landlord shall repair the same with reasonable diligence after notice of such destruction or injury; the rent herein reserved, or a just and proportionate part thereof, according to the nature and extent of the damage which has been sustained, shall be abated until the Premises has been duly repaired and restored.

30. Bankruptcy. If the Tenant shall become insolvent, or if bankruptcy proceedings shall be initiated by or against the Tenant during the tenancy, the Manager/Landlord is hereby irrevocably authorized at his option to immediately cancel this Lease Agreement. No receiver, trustee, or other judicial officer shall have any right, title, or interest in or to the Premises by virtue of this Lease Agreement or of the claims of the Tenant or any third party claims.

31. Legal Costs. In the event that Manager/Landlord deems it necessary to engage the services of an attorney to seek Tenant's compliance with any of the terms of this Lease Agreement due to the Tenant's violation or breach thereof, Tenant agrees to pay the reasonable attorney's fees and legal costs of Manager/Landlord. Said obligation shall include, but not be limited to, Manager/Landlord engaging an attorney subsequent to the expiration of this Lease Agreement should Manager/Landlord deem it advisable to engage an attorney due to the Tenant being indebted to the Manager/Landlord in an amount exceeding the Tenant's security deposit.

32. Tenant Liability. Tenant agrees to accept full liability for any mishaps or accidents and to hold the Manager/Landlord free from harm or loss arising from claims of any other parties, regardless of cause.

33. Lead Based Paint Warning. Houses built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Tenant acknowledges receipt of the required Lead-Based Paint Disclosure and the Disclosure is attached to and made part of this Lease Agreement, if applicable.

34. Medical & Recreational Marijuana. Colorado Amendments 20 and 64 are laws that permit the use of medical and recreational marijuana in specific and limited circumstances. Despite these amendments to the Colorado Constitution, the Federal Controlled Substances Act categorizes marijuana as a Schedule 1 substance, and further provides that the manufacture, distribution, or possession of marijuana is a federal criminal offense. Furthermore, the United States Department of Housing and Urban Development (HUD) has stated that the use of marijuana violates federal law and the federal and state nondiscrimination laws do not require landlords to accommodate current or prospective residents with disabilities to use medical marijuana. Also, Article XVIII Section 16(6)(d) of the Colorado Constitution states that the entity that owns or controls a property can prohibit or regulate the possession, consumption, use, display, transfer, distribution, sale, transportation, or growing of marijuana on that property. Any possession, consumption, use, display, transfer, distribution, sale, transportation, or growing of marijuana, in any amount, is strictly prohibited anywhere on the Premises. Violation of this provision shall constitute a default under this Lease Agreement and Tenant shall forfeit all security deposits, in addition to actual damages and costs.

35. Waiver. The failure of either party to this Lease Agreement to insist at any time upon the strict observance or performance of any of the provisions of this Lease Agreement, or to exercise any right or remedy as provided in this Lease Agreement, shall not impair any such right or remedy or be construed as a waiver or relinquishment of such right or remedy with respect to subsequent defaults.

36. Nondiscrimination. Manager/Landlord shall not discriminate unlawfully against any Tenant because of the race, creed, color, sex, sexual orientation, marital status, familial status, physical or mental disability, handicap, religion, national origin, or ancestry of such person.

37. Physical Delivery. All notices must be in writing, except as provided in § 38. Any document, including a signed document or notice, delivered to the other party of this Lease Agreement, is effective upon physical receipt. Delivery shall be effective when physically received by, any signator on behalf of, any named individual of, or representative of either party. If such notice, demand, or other communication is given by mail, such notice shall be addressed to the party as listed in this Lease Agreement.

38. Electronic Delivery. As an alternative to physical delivery, any document, including a signed document or written notice, may be delivered in electronic form only by the following methods: Facsimile, Email, Internet. Documents with original signatures shall be provided upon request of any party. If such notice, demand, or other communication is given by electronic delivery, such notice shall be addressed to the party as listed in this Lease Agreement.

39. Choice of Law. This Lease Agreement and all disputes arising hereunder shall be governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in this state for property located in Colorado.

40. Headings. Section headings are not to be considered a part of this Lease Agreement and are not intended to be a full and accurate description of the contents hereof.

41. Severability. If any provision of this Lease Agreement, or any portion thereof, is held to be invalid and unenforceable, then the remainder of this Lease Agreement shall nevertheless remain in full force and effect.

42. Modification. No subsequent modification of any of the terms of this Lease Agreement shall be valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.

43. Entire Agreement. This Lease Agreement constitutes the entire understanding and agreement of the parties, and any and all prior agreements, understandings, and representations are hereby terminated and canceled in their entirety and are of no further force and effect.

44. Successors and Assigns. All of the provisions of this Lease Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, if any, successors, and assigns.

45. Recommendation of Counsel. By signing this Lease Agreement, Tenant warrants that all the conditions and provisions of this Lease Agreement are fully understood by Tenant. It is recommended that Tenant should seek legal counsel if all the conditions and provisions of this Lease Agreement are not fully understood by Tenant.

46. Good Faith Pledge and Understanding. By signing this Lease Agreement, Tenant stipulates and warrants that all questions have been answered and that Tenant thoroughly understands all provisions as to the rights, duties, and obligations of the parties. Further, Tenant agrees to pay the rent on time, maintain the property, and fulfill all obligations hereunder or face the full financial and legal consequences of default and termination. Tenant expressly warrants that Tenant has the legal rights to bind all occupants and to sign for them committing all occupants to this Lease Agreement.

47. Additional Provisions. If any provision of this Section are inconsistent with any previous provision contained in this Lease Agreement, then and in that event, the provision in this Section shall control.

1) The following contact points of the Tenant may be used for notification and receipt delivery. If these contact points change, Tenant agrees to immediately notify Manager/Landlord with the updated information.

Phone: _____ Email: _____

2) If clothes washer and dryer are provided, then they are considered personal property of the Manager/Landlord. If Tenant uses washer and/or dryer, then Manager/Landlord is not responsible for the maintenance and/or repair of the appliance(s).

3) Tenant agrees to pay rent by military allotment or bank auto-pay, first month excepted. Rent payments not paid by military allotment or bank autopay are subject to a \$_____/mo increase.

Having a full understanding of all the provisions above, the undersigned have executed this Lease Agreement as of the _____ day of _____, 20_____.

TENANT _____ DATE _____

PRINTED NAME _____

TENANT _____ DATE _____

PRINTED NAME _____

LANDLORD _____ DATE _____

PRINTED NAME _____

Tenant's Initials

Landlord's Initials